Rainbow Bend HOA
Board of Directors Meeting Minutes
May 26, 2026

Board Present
Lisa Holleman - President
David Neidert – Vice-President
Glenn Martin – Treasurer
Daniel Root – Board Member (absent)
Dave Hart – Board Member

Management
Terri Kenyon – Supr. CAM via phone

Membership
On file

Call to Order
The Board of Director's meeting was called to order at 6:14 pm by Board President, Lisa Holleman. The meeting was held in person, in the Rainbow Room, 500 Ave de la Bleu de Clair Sparks, Nevada. The meeting was also broadcast on RBHOA Lockwood, NV Facebook page.
Pledge of Allegiance – Recited.
Membership Open Forum – A homeowner expressed concerns about the current CAM and requested the Board investigate obtaining a new CAM.
Another homeowner expressed the same concerns about the current CAM and requested the Board investigate obtaining a new CAM.
President's Report – Lisa Holleman stated that she had learned a lot in the last few months and thanked those that are helping her with this.
Guest Speaker – None.
Management Report –
Executive Session Report – The Board approved the minutes; discussed a delinquency; discussed scheduling a hearing and scheduled the next violation drive-through.
Litigation Update – Lisa Holleman informed the membership that the NRED hearing is scheduled for June 9th through June 11th and that Donna Zanetti, the Association's Attorney, has responded to the Division in writing.
Legal Expenses – $5,624.00 in March and April 2026 regarding the NRED complaint and threat of legal action by a homeowner regarding neighbors' trees.
Unanimous Consent Matters Approved by Board for Ratification – None.
Expenses Approved since the last meeting – Management approved spending $750.00 to repair one of the pool tables.
Board /Committee Reports
ARB Report – None.
RV Committee Report – Bob Holleman reported that there were only 5 or 6 open spaces and that he had obtained proposals for the fencing.
Budget & Finance Committee Report – Davie Phillips reported that the committee and Board had met with US Bank and that an appointment was made to sign the paperwork on June 15th, 2026.
Community Landscape Report – Glenn Martin informed the membership that volunteers are needed and that there had been three irrigation leaks that are in the process of being repaired.
Communications & Event Committee Report – Janice Kraft reported the BBQ party will be held on June 27th from 4 PM to 7 PM and that the LCC has been invited. David Neidert asked how the committee was going to coordinate parking.
Clubhouse Int/Ext & Recreation Area – Davie Phillips reported that the committee is working on obtaining costs for a food warmer through restaurant supply companies. Discussion took

place regarding the pool tables. ***David Neidert made a motion to approve the expense of up to $250.00 to purchase new pool balls and a brush for the pool tabletops; Dave Hart seconded the motion which was carried unanimously.***

Governing Documents Committee – Davie Phillips reported that the committee is working on the RV lot charter.

Approval of Minutes – ***Glenn Martin made a motion to approve the March 31, 2026 and the April 28, 2026, minutes as written; Dave Hart seconded the motion which carried unanimously.***

Financial Reports – Postponed.

Review of Bank Statements – Postponed

Unfinished Business

Articles of Incorporation, Bylaws and CCRs Amendments – No action needed.

Selling the Old Sound System – Postponed. We are working on pricing.

Pool Tables – Discussed under Clubhouse committee report.

Committee Appointments – ***David Neidert made a motion to appoint Peggy Franz to the Budget & Clubhouse Committees; Glenn Martin seconded the motion which was carried unanimously. Glenn Martin made a motion to appoint Dave Hart as Governing Documents Committee Liaison; Lisa Holleman as the RV Lot Committee Liaison; Glenn Martin as the Landscape & Budget Committee Liaison; David Neidert as the Communications Committee & ARB Liaison and Dan Root as the Clubhouse Committee Liaison; Dave Hart seconded the motion which was carried unanimously.***

CPA Audit/Tax Prep 2022-2025 – In progress.

Common Area Parking Rules & Implementation of Parking Pass Requirement – Postponed.

Rules & Regulations – Postponed.

Removal of Walls surrounding Lot B exterior parking area – Postponed.

Waste Management Increase in clubhouse trash cans – Bigger trash cans have been requested and the CGID is already working on this.

ARB Terms – ***After discussion, David Neidert made a motion to have Mike Fleming's term expire in April 2028 and Joe Bettencourt term expire in April 2029; Glenn Martin seconded the motion which was carried unanimously.***

New Business –

Sheriff/CGID/Rainbow Bend enforcement agreement – Postponed.

Courtesy Notices for Violations – Postponed.

Trees – The Storey County Fire Marshal has asked that the HOA take steps to get homeowners to trim trees and bushes to prevent issues with emergency vehicles. This will be handled through the violation process.

Communications & Events Committee request for approval – ***David Neidert made a motion to approve painting parties on June 12, September 12 and November 6th and to approve the Family Game Night on January 8, 2027; Glenn Martin seconded the motion which carried unanimously.***

Homeowner Complaint per NRS 116.31087 against Lisa Holleman – Read out loud by Management and attached to the minutes. Management recommended that the Board and Committee Chairman obtain written permission prior to sharing anyone's phone number. Email or address.

AED for Clubhouse – Postponed.

Patio Area behind the clubhouse – Bob Holleman and Terri Kenyon will look at the back patio and back steps to the tennis courts after the meeting.

Camera Security System – Postponed.

Argent Over-Flow Lot – It was discussed that the area needs striping.

Open New Bank Account at Us Bank – ***Glenn Martin made a motion to open a new operating***

bank account at US Bank; Dave Hart seconded the motion. After discussion, Glenn Martin and Dave Hart voted yes; Lisa Holleman & David Neidert voted no. The motion did not carry.

Correspondence – Lisa Holleman brought two letters she had received that requested that the Board look for new management.

Next Meeting Date & Agenda Items
The next meeting is scheduled for June 23, 2026. RV Fencing and RV Charter to be added to the agenda.

Community Announcement Forum
Rainbow Bend Country Club –Bingo will be held on June 6th; the Father's Day event will be held on June 20th.
Other – None.

Membership Open Forum – A homeowner asked about the timer for the tennis court lights not working properly and the cracks in the surface.
A homeowner asked when the budget committee meetings are being held; expressed concerns about switching to US Bank; and corrected Lisa Holleman that there had been no hearing in 2019 before the commission.
A homeowner spoke about her trees and an issue she had with Lisa Holleman knocking on her door about the matter and asked her not to come to her door again.
A homeowner mentioned that there are spider webs in the back of the building that need to be cleaned off and that the windows in the clubhouse need to be cleaned inside and out.

Adjournment With no further business to discuss, ***Dave Neidert moved to adjourn the meeting; Dave Hart seconded the motion. The motion was carried with all in favor at 8:20 pm.***

Respectfully Submitted,

Terri Kenyon, Recording Secretary

Board Secretary